



Unit 2, Premier Way South

Normanton, WF6 1GS

Brand New Industrial / Warehouse Unit with Large Yard

22,575 sq ft
(2,097.29 sq m)

- New build specification
- 9.29m minimum eaves (8.15m to haunch)
- Premium industrial location off J31 of M62
- Strong links to national road network
- Extensive self contained concrete yard
- Parking for 23 cars including 4 EV spaces
- 22kWp solar panels fitted

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Summary

Available Size	22,575 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The unit comprises a brand new industrial/ warehouse unit of steel portal frame construction built to institutional standards and benefits from a haunch height of approximately 8.15m and 2 sectional ground level loading doors. The unit is situated within a secure shared yard and parking area.

The unit benefits from the following specification:

- * 2 x electric ground level loading doors
- * 8.15m clear internal height
- * EV charge points
- * Large private yard
- * 135kVa power supply
- * Energy efficient construction
- * 22kWp solar panels fitted
- * Office fit out to occupier specification

Location

The unit benefits from being in a prime industrial location, just off J31 M62 and is directly accessed via Pontefract Road/Loscoe Lane and Havertop Lane. The property is within close proximity to both Wakefield Europort and Normanton Industrial Estate.

Accommodation

The accommodation comprises the following areas:

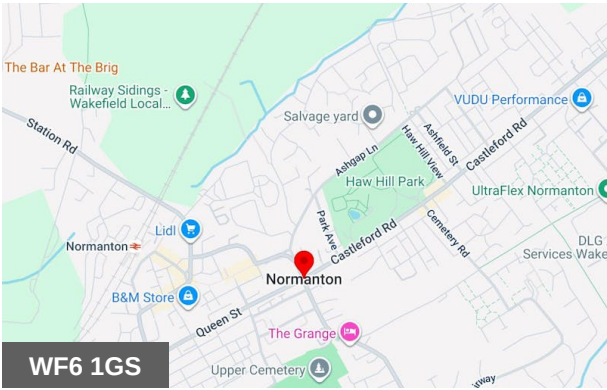
Name	sq ft	sq m	Availability
Ground - Warehouse	20,400	1,895.22	Available
Mezzanine - Mezzanine	2,175	202.06	Available
Total	22,575	2,097.28	

Viewings

By appointment only. Please contact the agent.

Terms

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



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